

Draft of 12/29/15

Chadds Ford Township
Delaware County, PA

Board of Supervisors' Workshop
Tuesday, November 24, 2015
7:00PM

Call to Order

The Workshop Meeting of the Chadds Ford Township Board of Supervisors was called to order at 7:00PM. Chairman Frank Murphy and Supervisor Samantha Reiner were present. Vice Chairman George Thorpe was absent. Ms. Amanda Serock, Manager, Mr. Hugh Donaghue, Solicitor, Mr. Dan Malloy, Engineer, and Mr. Matt DiFilippo, Assistant to the Manager were also present. (9) people from the public were in attendance.

Announcements

Chairman Murphy announced the upcoming event, Brandywine Battlefield Patriot's Day, Saturday, November 28th, from 9am – 4pm.

Old Business: Resolution 2015 – 19, Springwater Plaza Sewage Facilities Planning Module

Manager Serock reported that the Township was waiting for a response from the Township's Sewer Authority Solicitor, Mike Sheridan concerning ultimately connecting Springwater Plaza to public sewer and conveying the sewage to Concord Township. Supervisor Reiner confirmed that she had sent her inquiries to SA Solicitor Sheridan. Engineer Malloy added that there are no time restraints and that the Board does not have to vote on the resolution at their regular meeting next week. Manager Serock concluded by stating that certain approvals are necessary with the DEP to move the project forward.

New Business: SALDO Application, Henderson Group, Hillman Drive Extension

Chairman Murphy reported that the Township had received a Subdivision and Land Development Application from the Henderson Group to continue the construction of the road, Hillman Drive. He continued stating that the application was not recommended for approval by the Township's Planning Commission, and that it may or may not be voted upon by the Board at next week's regular meeting. Mr. Mark D'Amico and Mr. John Coyle, attorneys from the Henderson Group attending on behalf of Ross Weiss the primary solicitor representing the application, reported that the Henderson Group had met with PennDot on November 19th; and, that the Township Solicitor, Hugh Donaghue, had met with Ross Weiss. Chuck Olivo, engineer for the applicant was also present. Mr. D'Amico continued that Mr. Weiss submitted a letter to the Board, but no response had been formally received by them from the Township. Mr. D'Amico also reported that at the November 19th meeting with PennDot several suggestions were made, and that the SALDO plan was going to be modified and different alternatives would now be addressed. Supervisor Murphy confirmed that the court reporter present this evening was brought by the applicant and not by the Township, and he also confirmed that a letter was received by the Township from Mr. Weiss offering the Township an extension until June 30, 2016 to consider a decision.

New Business: Adoption of Budget

Manager Serock introduced the budget. Chairman Murphy commented that he has reviewed the budget over the past couple months and is satisfied. Supervisor Reiner engaged Chairman Murphy and Manager Serock in a discussion concerning non-recoverable engineer fees, specifically, line 408.10 of the budget. Chairman Murphy responded that he would like to keep the budget at \$45,000 for line 408.10 and try to only spend \$40,000 staying under budget. Supervisor Reiner said that she was comfortable with \$40,000. Manager Serock assured that the Township office would do its best to be fiscally responsible and keep within those parameters. Chairman Murphy confirmed that \$45,000 should be approved but set a policy of only spending \$40,000 on non-recoverable Engineering expenses in 2016 absent of any overriding circumstances. Other budget line items that were discussed were the Tax Collector audit and hydrants. Solicitor Dongahue commented on hydrants stating that CWA charges for water usage, which are reflected in Township residents' annual tax bills. Manager Serock recommended increasing the budget line item for hydrants by \$2,600 to account for the hydrants at the Brandywine Mills shopping center. Supervisor Reiner confirmed that that particular line item in the budget should be adjusted.

New Business: Resolution 2015 - 16, Establishing 2016 Tax Levy

Manager Serock explained that this particular resolution is adopted with the budget because it sets the rate for the tax millage for the upcoming year. She also stated that there will be no tax increase.

New Business: ZHB Application(s), December 16th Continued Hearing on 681 Webb Road, the Barnabei's and 1751 Wilmington Pike, Sleep Number, Additional Signage (logo on their door)

Solicitor Donaghue reported the status of the continued hearing regarding 681 Webb Road, the Barnabei's, and their request for a variance to allow them to operate a drug rehabilitation center at their home. He continued that the Township is due to respond with findings of facts by December 12th and that the ZHB may be able to make a decision at that time.

Manager Serock explained the reason for the Sleep Number store's request for additional signs and that the Township's zoning officer had denied that initial request because the store is only allowed (2) store-mounted signs thus triggering the ZHB application.

Delaware County Act 247 Review Application(s): N/A

Manager Serock commented that a request to send an application to Delaware County for an Act 247 review had just been received and will be on the next meeting's agenda. Solicitor Donaghue reminded the Board to remember to adhere to the MPC when confronted with Act 247 application requests.

Public Comment

Mark D'Amico, solicitor for the Henderson Group said that he recently wrote a letter to Solicitor Donaghue concerning Nudy's Café proposing to take over the Friendly's site at the Shops at Painters Crossing. The applicant would like to propose outdoor dining by using the existing drive-thru as a patio. Mr. D'Amico continued by suggesting the use of a building permit to create the condition and confirmed that no alcohol was going to be served or ever would be served as Nudy's Café only serves breakfast and lunch service. Chairman Murphy acknowledged Mr. D'Amico's request and Supervisor Reiner stated that submitting a simplified plan to the Township to show the change, rather than just a building permit,

should be considered. Samantha Reiner also inquired about Knight's Bridge Sewer Treatment plant, the proximity of Nudy's to the treatment plant, and the past complaints of foul odors coming from the treatment plan.

Solicitor Report

Solicitor Donaghue commented that he wished not to be considered as solicitor for Chadds Ford Township in 2016. He continued with a written statement saying that it had been a pleasure representing the Township over the years mentioning some of the litigious matters he had addressed successfully.

Adjournment

Chairman Murphy adjourned the Workshop Meeting at 7:40PM.

Respectfully submitted,

Matt DiFilippo, Assistant to the Manager